

309 VISCHER FERRY ROAD FOR LEASE

Corner of Grooms Road/Vischer Ferry Road, Clifton Park, NY



FEATURES:

- ± 1,500 SF
- Parking for 10+ vehicles
- Newer Construction

UTILITIES:

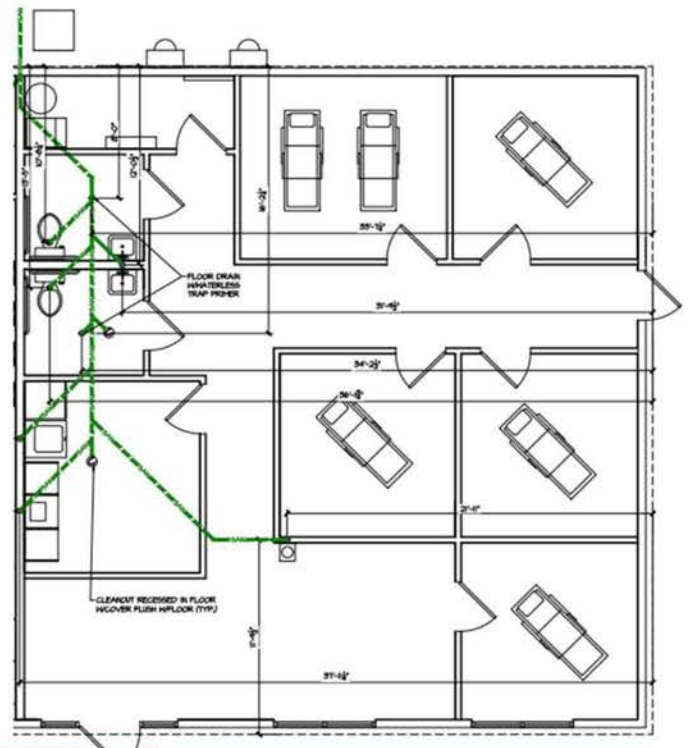
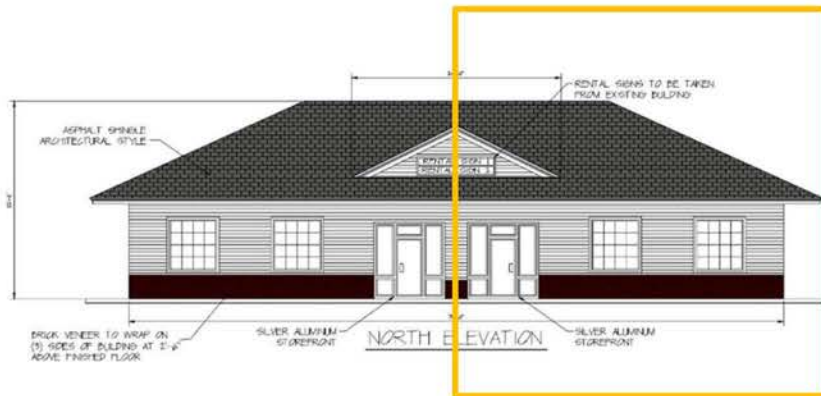
- Tenant pays own utilities & their share of CAM
- Municipal water and sewer

PRICE:

- Offered at \$ 17.00/SF NNN (\$2,125/mo. + utilities, CAM)
- No application fee/fast easy approval
- Possible leasehold improvement financing

RESTRICTIONS

- Non-compete with other tenants & Stewart's Shops



309 VISHER FERRY ROAD
(Next to Encourage Hair Salon)

CHUCK MARSHALL

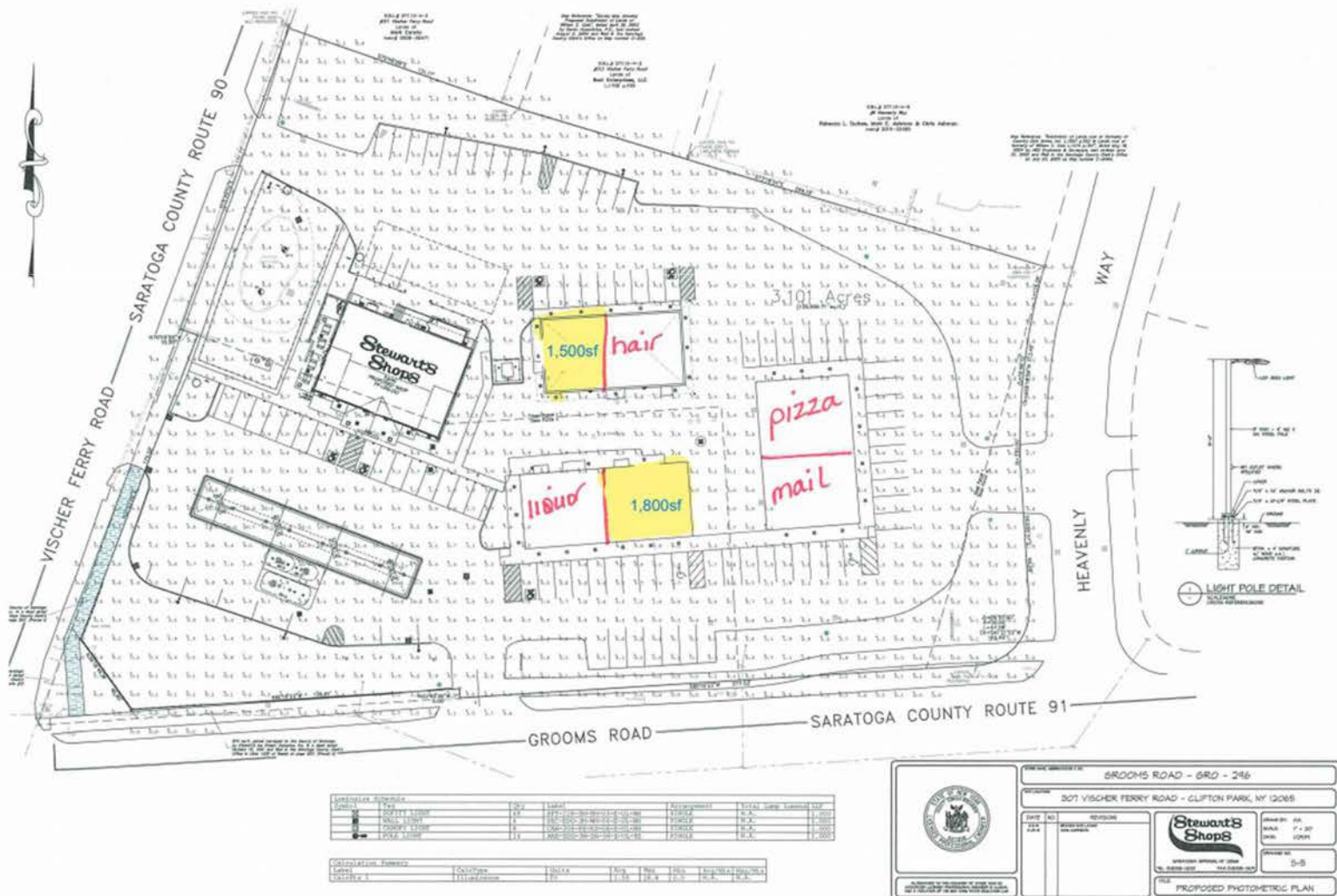
Licensed Real Estate Broker

518.581.1201 ext 4435 | 518.269.0664 cell

cmarshall@stewartssshops.com

Stewart's Shops Corporation PO Box 435, Saratoga Springs, NY 12866





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